



**Ennerdale Road**  
Spinney Hill, Northampton

**oriordanbond**  
SALES & LETTINGS



## Ennerdale Road

Spinney Hill  
NN3 6BD

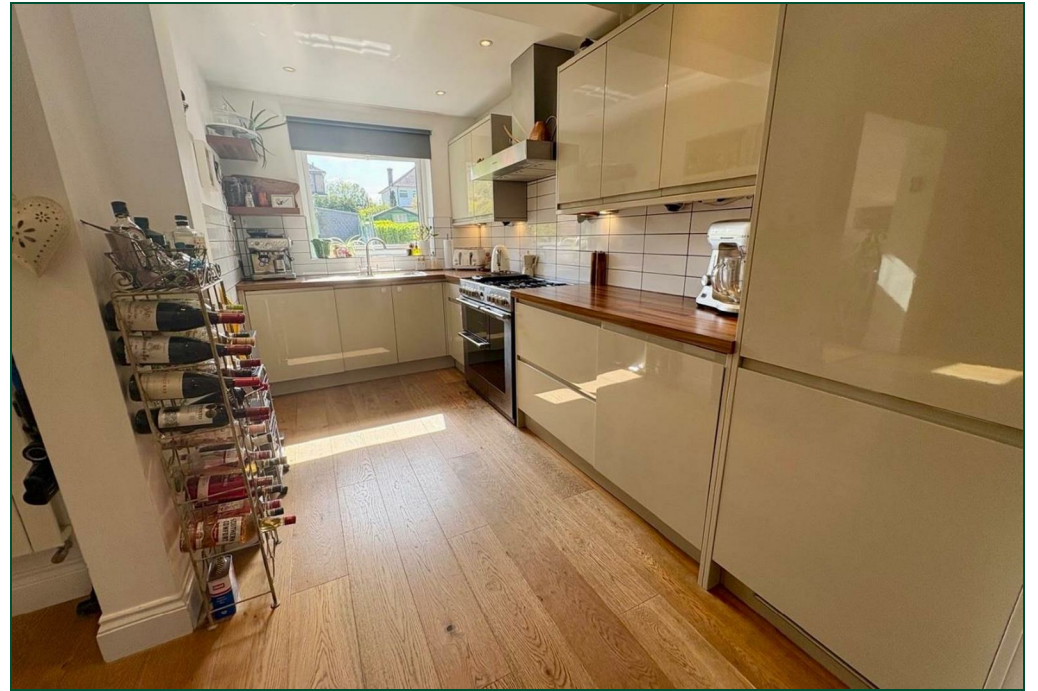
Price  
£329,950

**An extended and superbly presented 1930's three bedroom semi-detached family home, positioned in this sought location, close to lots of local amenities and good local schooling to include Northampton School For Girls.**

The accommodation comprises entrance hall, private sitting room with open fireplace to the front of the property, open plan dining room with feature chimney breast and fireplace, extended kitchen/breakfast room with fully integrated appliances to include Range Cooker with a further family room/snug with roof lantern, bi-folding doors to garden and a re-fitted cloakroom/WC to the ground floor. The first floor offers three good size bedrooms and a family bathroom. Outside is a walled garden to the front with hard standing and a large rear garden with private patio for entertaining, a further decked patio with large storage shed and secure side access. Further benefits include uPVC double glazing, gas radiator heating with serviced combination boiler, spotlighting and period features throughout this fantastic family home. (A/1136/L)

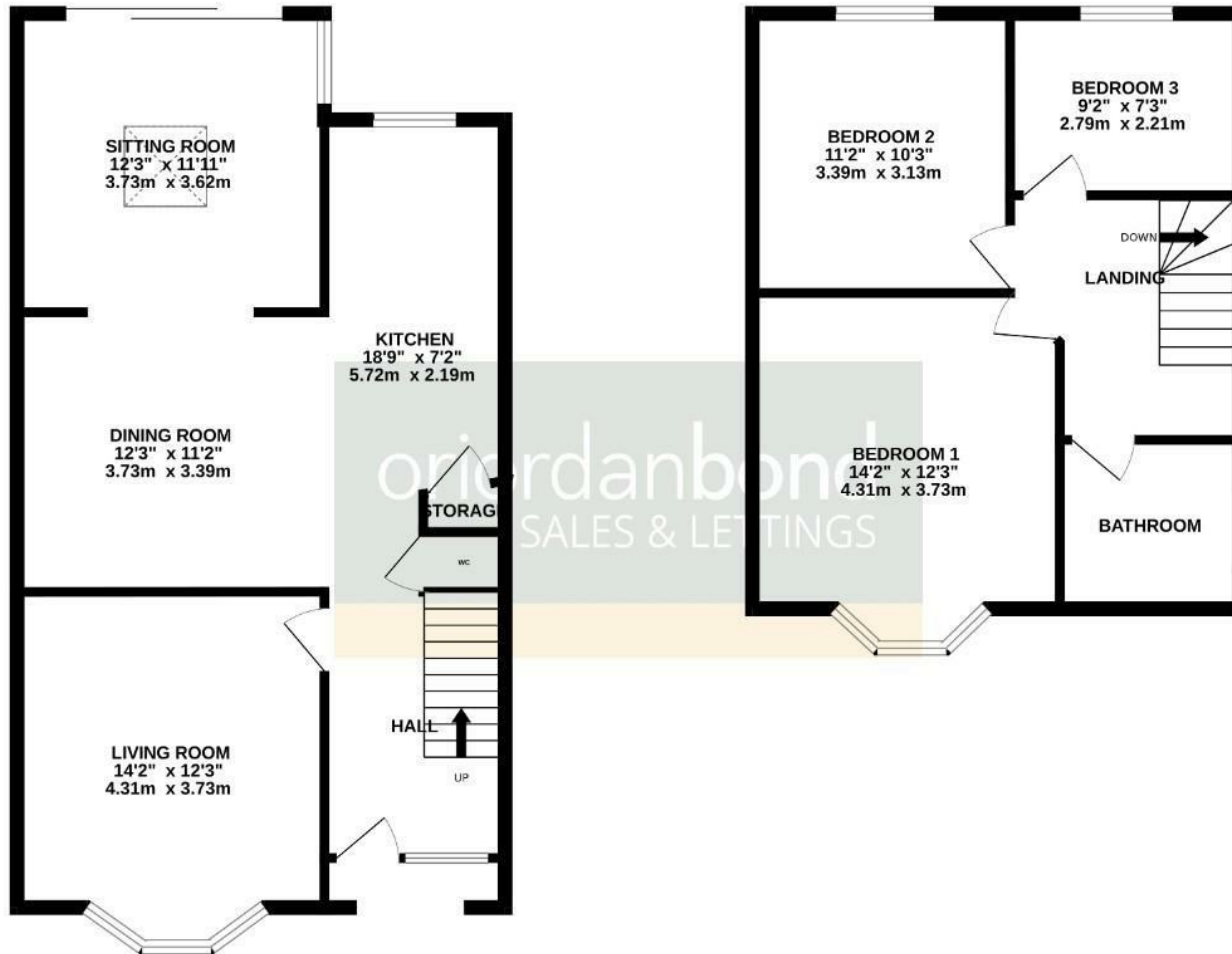
- Extended three bedroom semi-detached home
- Three reception rooms
- Extended kitchen/breakfast room
- uPVC double glazing
- Gas radiator heating
- Large rear garden





GROUND FLOOR  
668 sq.ft. (62.1 sq.m.) approx.

1ST FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1136 sq.ft. (105.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Additional information

- Council Tax Band: C
- Energy Efficiency Rating: C

#### Viewing

Viewing strictly by appointment – details below

#### Disclaimer

O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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